

DRC
SITE PLAN REVIEW AND COMMENT
REPORT

Division: Airport

Member: Alex Erskine
954-828-4966

Project Name: Pavilion, Ltd./Eckerd Expansion

Case #: 19-R-03

Date: 3/11/03

Comments:

No Comments

DRC
SITE PLAN REVIEW AND COMMENT
REPORT

Division: Engineering

Member: Tim Welch
Engineering Design Mgr.
Office Ph. 954-828-5123
Office Fax: 954-828-5275
Email: timw@cityfort.com

Project Name: Pavilion, Ltd./Eckerd Expansion

Case #: 19-R-03

Date: 3/11/03

Comments:

1. The engineer shall design and apply for the appropriate general or surface water management license from the Broward County Department of Environmental Protection (BCDPEP). This license and associated calculations for compliance with Chapter 27 criteria for surface water management, Pollution Control Code must be submitted with application for Building Permit.
2. Application to FDOT is required for removal of the southwest egress onto Broward Boulevard. Please provide construction plans for reconstruction of curb and gutter and sidewalk to FDOT.

DRC
SITE PLAN REVIEW AND COMMENT
REPORT

Division: Fire

Member: Albert Weber
954-828-5875

Project Name: Pavilion, Ltd./Eckerd Expansion

Case #: 19-R-03

Date: 3/11/03

Comments:

- 1) Fire sprinkler system appears to be required by 36.3.5.1 of NFPA 101-2000.
- 2) Flow test required.
- 3) 3401.8.2 of the FBC applies to additions. This may render some alternatives for the applicants project.
- 4) Show hydrant locations.
- 5) 4 hr fire walls are required at property lines that can be built upon. Clearly show the property lines as they pertain to the location of building walls.

DRC
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REPORT

Division:	Info. Systems	Member:	Mark Pallans (GRG) 954-828-5790
Project Name:	Pavilion, Ltd./Eckerd Expansion	Case #:	19-R-03
Date:	3/11/03		

Comments:

No apparent interference will result from this plan at this time.

DRC
SITE PLAN REVIEW AND COMMENT
REPORT

Division: Landscape

Member: Dave Gennaro
954-828-5200

Project Name: Pavilion, Ltd./Eckerd Expansion

Case #: 19-R-03

Date: 3/11/03

Comments:

Accurate Landscape Plans required for signoff, reflecting all requirements. This would also include continuation of street tree scheme. Also, plans to contain a list of the existing trees and palms to be removed or relocated. Equivalent replacement requirements apply for those removed. Landscape maintenance requirements apply for this site (if applicable).

DRC
SITE PLAN REVIEW AND COMMENT
REPORT

Division: Planning

Member: Mike Ciesielski
954-828-5256

Project Name: Pavilion, Ltd./Eckerd Expansion

Case #: 19-R-03

Date: 3/11/03

Comments:

Request: Amendment to previously approved DRC Site Plan/ expansion of retail use in RAC-CC.

1. The proposed development must comply with **all** of the applicable requirements of the ULDR. Specific attention should be paid to those requirements listed in Sec. 47-13.20.
2. Pursuant to Sec. 47-13.20.I.9, additions to existing buildings located on an Image (or Pedestrian Priority) Street must meet all of the requirements of any of the other streets if the development is within 50' of the edge of the street closest to the development.
3. Pursuant to Sec. 47-13.4.H.4., applicant needs to meet first floor transparency requirements, a minimum of 35 % of the first floor façade of a building shall utilize transparent elements, i.e. windows, doors, and other fenestration. This would mean that a minimum of 51.5 linear feet of the south elevation be transparent.
4. Pursuant to Sec. 47-13.4.H.4., 47-13.4.H.5 (awnings, canopies, and arcades) as well as Sec. 47-13.4.H.9.c. (alternative design), staff recommends that the columns be extended out from the proposed addition and that the arcade (currently along the east elevation facing US I) be continued along the south (E. Broward Blvd.) side of the building for a minimum of 51 ½ linear feet, thereby providing an arcade along the south facade. (Please note that the intent of the Code is to NOT have a flat-faced building that affords no public interaction along Image Streets, i.e. E. Broward Blvd.)
5. Staff also recommends that black glass with awnings replace the proposed framed stucco panels along the south elevation.
6. Show the location and approximate setbacks of buildings adjacent to the site on the site plan.

DRC
SITE PLAN REVIEW AND COMMENT
REPORT

7. Show the edge of pavement, property lines, sidewalks, and other pertinent site features on all elevations.
8. On the floor plans, please differentiate (by dotted line, hatchings, or other feature) between the existing floor area and the proposed floor area (expansion area).
9. Pursuant to Sec. 47-13.20.C.1.a, this is NOT a parking exempt area as it borders on RAC-EMU. Hence, please recalculate your parking requirements for this property based on Table 3 in Sec. 47-20 (Parking Requirements in the RAC-CC) and include this calculation with the tabular data on the site plan.
10. There appears to be a discrepancy between the total square footage of building as provided in the tabular data and the total number of square feet when all the building areas on site are added up. Please review these calculations and provide either the correct data in the table or the correct square footage of each of the stores.
11. Discuss adequacy of landscape plans with Chief Landscape Plans Examiner.
12. Provide a narrative that describes how you meet all the requirements of Sec. 47-13.20.
13. Check scale of site plan (site plan says that scale is 1" = 30', however, measurements seem to indicate that proper scale should be 1" = 20').
14. Discuss loading zone requirements as stated in Sec. 47-20. Although the Code only requires one parking space for a multi-tenant retail building of this size, where is this one space located? If loading is done in the back of the store, are there cross-access agreements with the neighboring property owner(s)? If so, please supply copies of these agreements.
15. Since this is an amendment to a previous DRC in the RAC-CC zoning district, it is subject to 30 day City Commission call-up.
16. Additional comments may be forthcoming at the DRC meeting.

DRC
SITE PLAN REVIEW AND COMMENT
REPORT

Division:	Police	Member:	Detective Nate Jackson Office-954-828-6422 Pager-954-877-7875
Project Name:	Pavilion, Ltd./Eckerd Expansion	Case #:	19-R-03
Date:	3/11/03		

Comments:

1. All glass windows/doors are to adhere to S.F.B.C.
2. C.C.T.V. cameras to be included in the addition.
3. Recommend signage indicating the usage of C.C.T.V.
4. Please submit comments in writing prior to DRC sign off.

DRC
SITE PLAN REVIEW AND COMMENT
REPORT

Division: Zoning

Member: Terry Burgess
954-828-5913

Project Name: Pavilion, Ltd./Eckerd Expansion

Case #: 19-R-03

Date: 3/11/03

Comments:

1. Discuss Image Street requirements of section 47-13.20.I (1-9) with the applicant and Planning staff.